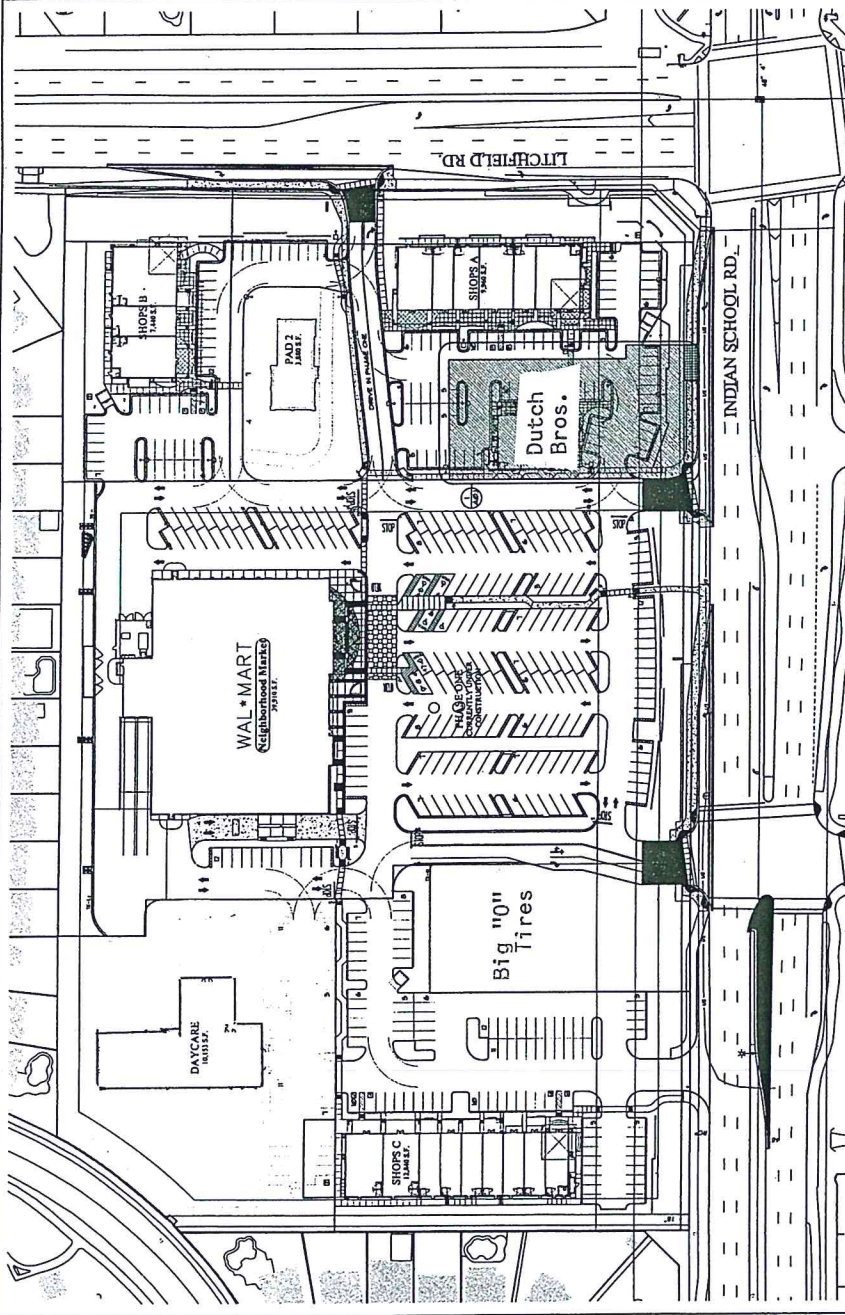




JFRCO, LLC
Real Estate Investments



1 MASTER SITE PLAN
SCALE: 1" = 50'-0"

FOR REFERENCE ONLY

PROJECT DATA

PROJECT DESCRIPTION: NEW 1-STORY RETAIL SHELTER BUILDING (SHOPS D)

PLANNED AREA DEVELOPMENT (PAD), MIXED-USE COMMERCIAL (MUC), SUBJECT TO ZONING DISTRICT

ZONING: 9564 RB S.F. (01 W/ AC)

GROSS SITE AREA: 825,28 S.F. (18.97 AC)

NET SITE AREA: 488,18 S.F. (11.21 AC)

PERCENT COVERAGE: 4.4%

OCCUPANCY: GROUP M/A-2 NON-SEPARATED (IBC 103.1)

OCCUPANCY LOAD: 3.78 S.F./SQ FT (IBC TABLE 104.1.2)

ALLOWABLE AREA: (BASED ON A-2 OCCUPANCY TYPE PER CONST.) 4,000 S.F. (AREA INC FOR SPRINKLERS)

BASE ALLOWABLE AREA: 4,000 S.F. (ADJUSTABLE AREA)

WATER FEED SYSTEM: 1" (FULLY SPRINKLERED)

BUILDING HEIGHT: 1 STORY / 10' (TO TOP OF ROOF)

PARKING DIMENSIONS PROVIDED: 20' DRIVE AISLE / 27' MIN. CLEARANCE / 14' WALKWAY / 5' ASLE / 14' PLUS 5' ASLE

SQUARE FOOTAGE CALCULATION: BUILDING OWNERS RM 4,271 S.F. CANOPY 4,134 S.F. TOTAL 8,405 S.F.

SHOPS D: 2,174 S.F. (EXISTING) 21 S.F. OWNER'S RM

Site Area: 47,71,000 S.F.

Building Area: 2,174 S.F. (EXISTING) 21 S.F. OWNER'S RM

Lot Coverage: 14.00%

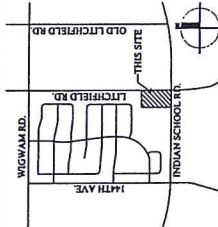
Parking Required: 17,500 S.F.

Parking Provided: 38 SPACES

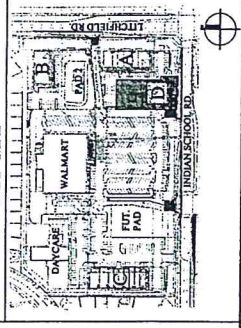
Parking Ratio: (7.94/1,000)

NOTE:
1. ALL FUTURE PADS TO HAVE DECOMPOSED GRANITE PER LANDSCAPE PLANS.
2. ALL LANDSCAPING SHALL BE PRIVATELY MAINTAINED.

VICINITY MAP



KEY MAP



Bd
Builder Design Group Inc.
Architects & Planners
5555 East Van Buren St.
Suite 210
Phoenix, Arizona 85009
phone 602-987-8800
fax 602-987-7722



SHOPS D
14160 WEST INDIAN SCHOOL RD.
GOODYEAR, ARIZONA

SHOPS D
14160 WEST INDIAN SCHOOL RD.
GOODYEAR, ARIZONA



CONSTRUCTION 10-10-08

THE MASTER SITE PLAN

Scale: 08.08.2008
Project number: 07080
Drawn by: MH
Checked by: PH
City File: 070809-MSP

Design Development
 Progress Cont. Docs.
 City Submittal
 Bid Package
 Construction Issue
 Record Drawings
 Sheet Number

MSP